

1. Remote Participation And Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to 2pm the day of the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

2. Agenda

Documents:

[2025_05_19AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_05_05MINUTES.PDF](#)
[2025_05_19BUDGETPH.PDF](#)
[2025_05_19VARSITY3PH.PDF](#)
[2025_05_19SOFTBALL.PDF](#)
[2025_05_19OCCUPANT.PDF](#)
[2025_05_19BONDING.PDF](#)
[2025_05_19PROCLAMATIONS.PDF](#)



CITY OF Clemson SOUTH CAROLINA

Agenda, Clemson City Council
May 19th, 2025
Council Chamber, Clemson City Hall

4:00 p.m. Enterprise Funds Budget Work Session

Note: The regular meeting will begin immediately following the work session.

Call to Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Fulmer

Proclamation: National Gun Violence Awareness Day

Public Session: (3-minute limit per speaker)

Approval of Minutes: May 5th, 2025

Reports/Discussion

- a. Request a Public Hearing date for Fiscal Year 2025-2026 Budget. – Finance Director Leslie Wilder
- b. Request a Public Hearing date for PUD-000391-2025 Proposed Planned Development (Varsity 3) – Planning and Development Director Nathan Woods
- c. Discuss requesting the Parks, Recreation, Arts, Culture and Tourism Committee to discuss making adult softball an open league instead of a church league. – Council Member Sherrill
- d. Staff Reports

Policy Action (2-minute limit per speaker)

- a. Consider 2nd reading of a proposed ordinance change to match the definition of "Occupant" in Section 13-55 of our Rental Housing Regulations to the definition found in section 19-107 of the City's Zoning Code. - Zoning and Codes Administrator Jacob Peabody
- b. Consider 1st reading of 2024-R-04 proposed text amendment (Bonding Commercial Space in Mixed-Use Developments). - Zoning and Codes Administrator Jacob Peabody

Other Policy Items

- a. Consider approving proposed proclamation guidelines. - City Administrator Andy Blondeau

Mayor-Council reports/comments/new business

Adjourn

Regular Council Meeting
May 5th, 2025
Council Chamber – Clemson City Hall

Public Hearing 5:30 PM: 2024-R-04 Proposed Text Amendment (Bonding Commercial in Mixed-Use)

Call to Order: Mayor Robert Halfacre at 6:11 p.m.

Invocation and Pledge of Allegiance: Council Member Sherrill

Proclamations: Peace Officers Memorial Day and Clemson Police Week, Professional Municipal Clerks Week

Members present: Mayor Halfacre presiding, Council Members Fulmer, Evans, Jones, Sherrill, and Smith.

Absent: Council Member Boatwright

Notification emailed: May 1st, 2025 to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF, WSPA, and Fox Carolina.

Public Session: Mayor Halfacre presiding. Stephanie Platt, 103 Mountain View Lane, commented on Pendleton Youth Sports. Brandon Cruz, 217 Camelot Road, commented on the Clemson Paddle Jam event at 12 Mile Park to be held the last weekend in May.

Approval of Minutes: Minutes from the Regular Council Meeting April 21st, 2025 were approved as presented.

Reports/Discussion

Receive a report on the Quick Response Vehicle's first month of operations. - City Administrator Andy Blondeau introduced Clemson University Fire Chief Cramer. Chief Cramer thanked the City for their support with the new vehicles and also announced his retirement effective July 1st. Lt. Jim Thackston gave a report on the operations of the QRV. Since March 10th, there have been 247 calls. Numerous times the QRV was first on the scene. The QRV is staffed with a licensed paramedic, but it is not an ambulance and cannot transport victims to the hospital. The vehicle is equipped with a cardiac monitor, cardiac drugs, traumatic injury drugs, bleeding control, splinting, and an ultrasound machine. It also has a command unit in the back to coordinate during large incidents. The vehicle will be based out of Fire Station 2.

Receive a report from Daniel High School Student and Police Advisory Board member Ava Ross regarding her study on the cognitive dissonance between political views and personal values. - City Administrator Andy Blondeau introduced 11th grade Daniel High School student Ava Ross, who completed this project for her AP research class. Her research question was "Does bipartisan compromise exist within Democrats and Republicans in Clemson, SC, and how could these commonalities lead to a reduction in partisan polarization?". She encouraged everyone to work in a bipartisan manner. There were 97 total respondents in 3 days for the survey. Mayor Halfacre thanked her for her presentation.

Receive a report on the City of Clemson Arts Center Artist Grants. - Arts Center Director Joan Rossini presented the history of the artist grants program. The two fall grant recipients were Evelyn Beck and Hope

Maier, who received \$500 each. Evelyn Beck focused on 6 fiber art pieces highlighting female athletes. Evelyn spent her grant money on art supplies for the fiber art pieces. Hope Maier focused her grant on a new medium of acrylic wash board. She spent the grant money on an art kit by the French painter Sibylline and has completed 1 piece so far, but she has 3 more planned focusing on the natural world in the upstate.

Discuss proposed proclamation guidelines. - City Administrator Andy Blondeau gave the history of the proclamation issue. The guidelines would help ensure that there is enough time to complete each proclamation and that it falls in line with the city's values. Mayor Halfacre suggested continuing existing ones that have already been approved every year.

Discuss amending the existing easement with the USACE for upgrades to Pump Station 7 and the associated sewer trunk line. - Utilities Director Benjie McGill presented the history of the easement beginning in 1980. The amendment would extend the space to align with existing fencing, move 1 manhole, and allow a temporary space for the construction. The easement will be ready for approval at the next meeting to meet USDA funding.

Staff Reports: City Administrator Andy Blondeau: On May 12th there is a joint budget work session meeting with the Town of Central at 5:30pm at Central Town Hall for the CCRC budget. A special called budget meeting was set for May 19th at 4pm to discuss Enterprise funds. The On the Ave event series starts on May 13th. Andy, Alli and Bree met to discuss the internal communication plan and implemented a suggestion by Council Member Sherrill tonight to have a PowerPoint presentation (created by Sarah) to help present the agenda items.

Municipal Clerk Jeremiah Jackson: Presented about the Annual Shred Day held Saturday at CATbus. We collected \$3,075 and 627lbs of food for Clemson Community Care. There were 10,560 lbs. of paper shredded. When compared to last year's numbers, we had almost double the amount of money raised due to the generosity of the local community.

Policy Action

Consider 1st reading of a proposed ordinance change to match the definition of "Occupant" in Section 13-55 of our Rental Housing Regulations to the definition found in section 19-107 of the City's Zoning Code. - Zoning and Codes Administrator Jacob Peabody presented the item. Council Member Fulmer made a motion, seconded by Council Member Jones, to approve 1st reading of a proposed ordinance change to match the definition of "Occupant" in Section 13-55 of our Rental Housing Regulations to the definition found in section 19-107 of the City's Zoning Code. Vote on this motion was unanimous.

Other Policy Action

Consider authorizing the City Administrator to take the necessary action to surplus two (2) recycling trucks.

– Procurement Coordinator Brandon Burton presented that this follows the recently passed capital asset policy. The city currently has 3 recycling trucks. These funds could potentially be used to retrofit the remaining 2020 truck to use for garbage collection. Council Member Sherrill asked about the reasoning behind using Govdeals. City Administrator Andy Blondeau clarified that, while we no longer have a curbside recycling program, we still have the recycling center at the public works department. Council Member Smith made a motion, seconded by Council Member Fulmer, to approve authorizing the City Administrator to take the necessary action to surplus two (2) recycling trucks. Vote on this motion was unanimous.

Consider approving an amendment to the CATbus Agency Safety Plan to include FTA required updates. –

Deputy City Administrator Alli Gantte presented that there have been no changes since the last reading. She also took the opportunity to thank Brian Fisher, Leslie Wilder, Tracy Taylor, and Sarah Wickham for all of their hard work on this project. Council Member Fulmer made a motion, seconded by Council Member Jones to approve an amendment to the CATbus Agency Safety Plan to include FTA required updates. Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a contract with SR Mulch for removal of debris

from Hurricane Helene. – Procurement Coordinator Brandon Burton presented this is the last part of the Hurricane Helene cleanup. This company out of Greer will remove all the debris we have stockpiled and take it to Oconee County. There are several specific requirements for this project due to FEMA oversight. Public comment from Robert Lee, 113 Pressley Drive, discussed how the FEMA contract relates to the debris removal contract. Council Member Fulmer made a motion, seconded by Council Member Jones, to approve authorizing the City Administrator to enter into a contract with SR Mulch for removal of debris from Hurricane Helene. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor Halfacre: Congratulated Council Member Boatwright, now Council Member Scott, on her wedding. There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:39 p.m.

Respectfully submitted,

Jeremiah Jackson, MBL

Approved

By: _____

G. Robert Halfacre, Mayor



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

**CITY OF CLEMSON
AGENDA ITEM REQUEST FORM**

Requested by:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

- ☒ **Report/Discussion**
- ☐ **Policy/Action**
- ☐ **Executive Session**

Agenda Item Summary: (brief for public information and posted agenda)

Request Public Hearing Date for PUD-000391-2025 Proposed Planned Development (Varsity 3)

Agenda Item Detail: (expand as necessary for clarification)

The proposed development consists of approximately 17 acres near Summey and Hawthorne Streets that will be developed as a mixed-use multi-family/single family residential development adjacent to the existing Varsity Club phases (the proposed development will be considered the third phase of the project). The development will include 16 residential buildings (maximum 528 rental beds), as well as 1.7 acres of land proposed to be dedicated to the City for a new public park. A more detailed summary of the proposed development can be found in Section 102 of the draft written ordinance (attached).

The Planning Commission unanimously approved a positive recommendation on the project to Council on May 12, 2025. A date for a public hearing is requested.

Attached:

PUD-000391-2025 Proposed Planned Development (Varsity 3) Draft Ordinance and Exhibits

WRITTEN ORDINANCE - Varsity Club III - Spring 2025

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Section 118 - Trash

Section 119 - Accessory Structures

Section 120 - Maintenance

Section 121 - Phasing

Section 122 - Construction Activity

Section 123 - Transfer of Ownership

PROPERTY LEGAL DESCRIPTON

All that tract or parcel of land, together with all improvements thereon, containing 16.74 acres, more or less, lying and being in Pickens County, South Carolina, and being more particularly described as follows:

All those being certain pieces, parcels, or tracts of land situate, lying and being in the State of South Carolina, County of Pickens; being shown and designated as 11.865 acres, more or less; and 0.590 acres, more or less; and 4.164 acres, more or less, as shown and more fully described on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated August 8 and 12, 2024, and recorded in Plat Book 621 at Page 300, records of Pickens County, South Carolina.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 0.0819 acres, more or less, on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated December 10, 2024, and recorded in Plat Book 621 at Page 273, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, being shown and designated as New Lot 1, containing 0.103 acres, more or less, on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated November 22, 2024, and recorded in Plat Book 621 at Page 174, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description.

AND

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Township of Clemson, City of Clemson, containing 0.53 of an acre, more or less, being shown and designated on a plat prepared by Michael L. Henderson, RLS #6946, dated March 1, 2013, and recorded in Plat Book 599 at Page 130, records of Pickens County, South Carolina, reference to which is invited for a more complete and accurate description

AND

All that certain piece, parcel, or tract of land lying and being in Pickens County, South Carolina, Township of Clemson, City of Clemson, containing .64 of an acre, more or less, being shown and designated on a plat prepared by Nicholas L. Mansfield, PLS #27454, dated April 21st 2025 . To be recorded week of 4/21/25 Platt Book XXX at page XXX

Section 101 - Index of Exhibits

PRELIMINARY SITE PLAN

PARK PLAN

OFF-SITE IMPROVEMENT PLAN

SIDEWALK AND TRAIL PLAN

OPEN SPACE AND IMPERVIOUS PLAN

LIGHTING PLAN

SITE DETAILS

BUFFER PLAN

SITE AREA PLAN

Section 102 - Descriptive Statement

Varsity III is a proposed mixed-use multi-family residential development with dedicated park land as the requisite non-residential component for a Planned Development.

The Varsity III Planned Development proposes the development of 17.7-acres of RM-2 land which is currently vacant. The development will be owned and operated by 2111 Packard, LLC based in Greenville, SC which shall be responsible for the maintenance of all buildings, parking areas, landscaping, amenity areas, stormwater detention systems, and private interior roads. Water, sanitary sewer, and public roads shall be dedicated to the City of Clemson for ownership and maintenance.

In the event the City of Clemson were to create a zoning district that this proposed planned development substantially conforms to, the property owner(s) or their heirs would not object to the rezoning/inclusion of the proposed planned development to said zoning district, provided the ability to rebuild to the site plan and density approved as part of this Planned Development is maintained.

Residential Uses:

The Planned Development proposes a mix of rental townhomes and multi-family units. It will include sixteen buildings: 44 townhomes and 108 apartment-style dwellings, totaling 528 bedrooms. This results in a density of 9 units per acre and a total project occupancy of 29 occupants per acre.

PROPOSED USES

Area 1: Dedicated Park Land– The Planned Development includes **1.7 acres** of land (10% of the total site) dedicated to the City of Clemson for a future park, along with an additional 1.04 acres of ribbon park, accessible to the public via a public easement. The developer shall install twelve parking spaces and maintain the area in a natural state, with the exception of removing invasive plants, creating a monument area for the

Singleton Park sign, constructing a 10-foot-wide multimodal trail to serve the ribbon park, and providing infrastructure for a bicycle rideshare system. Lighting along the multimodal trail on the ribbon walk and dedicated park shall be installed and paid for by the developer. Park shall be deeded to the City upon completion of the improvements made by the developer. No certificate of occupancy's will be issued until park is deeded to and the improvements are accepted by the City of Clemson.

Area 2: Townhome/Apartment for Rent –

Area 2 of the development shall consist of eight residential buildings, comprising no more than 324 beds. These units will be marketed to a mix of students, young professionals, and graduate students. Residents will have access to all amenities provided within the development. Area 2 will also include associated utilities, a detention pond, a small amphitheater/recreational lawn, and parking.

Area 3: Townhome/Apartment for Rent – Area 3 shall contain eight residential buildings, comprising no more than 204 beds. These units will be marketed to a mix of students, young professionals, and graduate students. Area 3 will also include utilities, a clubhouse, a pool, and parking.

ACCESS

Vehicular Access

Residential access will be provided through two entrances: one from Summey Street and another from Hawthorn Street. The dedicated park area will be accessible via a new road constructed on the north side of Hawthorn Street, as well as from newly constructed on-street parking along Hawthorn Street.

Emergency-only access shall be provided via Fabrica Street and will be secured with a Knox Box.

Pedestrian Access

The developer shall incorporate a combination of sidewalks and multimodal paths to ensure all dwellings have pedestrian access to the main entrance on Summey Street. Sidewalk widths may vary, but no sidewalk shall be less than 5' wide. Included in the pedestrian access plan is a multimodal path extending from Highway 93 along the north side of Newton Street, connecting to the main entrance on Summey Street. Additional provisions have been made for easements to adjacent properties for further multimodal path connectivity.

Ownership and Covenants/Conditions/Restrictions

Ownership of the project shall remain private, with any future property owners bound by and subject to this Ordinance. Management and maintenance of the project shall be the responsibility of the property owner and/or a property management company hired by the owner. The owner agrees that there are no existing covenants, conditions, and restrictions on this property other than any restrictions governed by the City of Clemson. Any future covenants, conditions, and restrictions placed on the property shall conform to and be governed by this Ordinance.

Any changes or amendments to this Ordinance shall require approval from both the owner and the City and must follow the prescribed process for amending a Planned Development, as outlined in Section 19-505 of the City of Clemson Code of Ordinances.

Community Open Space for Residents

Including the dedicated park space, the site shall have a minimum of **25% open space**, of which at least **4%** shall be designated as common space. Common open space for residents includes the pool, clubhouse area, and all areas not occupied by buildings or roadways. These areas shall remain open for use by all tenants.

Impact on Public Facilities

Development of the project will impact public water and sewer capacity, as well as fire protection, police services, emergency response, and public transportation. All infrastructure improvements and upgrades required for this project will be installed and paid for by the developer.

The development is not expected to significantly impact the public school system, as the majority of residents will be college students and young professionals. All water and sewer permits shall be obtained prior to the commencement of any vertical construction.

Section 103 - Offsite Improvements

Offsite improvements related to the project include:

- An easement for a future 130-foot diameter roundabout at the intersection of Newton Street and Summey Street
- +/- 0.9 acres of dedicated ribbon park/multimodal paths that will include lighting
- A multimodal path from Summey Street along the north side of Newton Street, terminating at the existing sidewalk along Highway 93."
- Restriping Canoy Street and adding traffic control signage as required by the City Engineer

At the City's request, the developer shall also fund the installation of a bus shelter between Newton Street and Canoy Lane on Highway 93. Additional offsite improvements shall include two 'choker'-type traffic calming measures to be installed on Hawthorne Street and either Summey or Dorothy Street as well as intermodal

connectivity from the ribbon park to the bus stop on Highway 93. In addition, the developer will contribute \$1,000 per bedroom to the City's community development fund for a total of \$528,000. All offsite improvements shall be implemented, including the community development fund contribution, prior to certificate of occupancy being issued for clubhouses.

Section 104 – Uses

The property shall be used for park land with parking (to be dedicated to the City of Clemson), open space with intermodal trails accessible by the public at large, as well as a mix of multi-family and townhome residential units, including associated amenities and parking.

LAND USES

AREA	USE	AREA	UNITS	BEDS	RESIDENT PARKING SPACES	PUBLIC/GUEST PARKING SPACES	BUILDING SF
AREA 1	DEDICATED PUBLIC PARK LAND	2.8	NA	NA	0	12	NA
AREA 2	RENTAL HOUSING	9.2	102	324	326	2	141,644
AREA 3	RENTAL HOUSING	5.7	50	204	183	0	90,704

Section 105 - Site

The property consists of six contiguous tracts totaling **17.7 acres**. It is currently undeveloped, except for two single-family homes located at 104 and 106 Summey Street, which have historically served as rental properties.

The proposed use includes a mix of multi-family and townhome rental housing, along with an area dedicated to the City of Clemson for park space. In addition, the site will include open space, parking, a detention pond, a clubhouse, and a pool, as outlined in Section 104.

All access drives and parking areas shall remain privately owned and maintained by the developer or property owner, except for those associated with the park land, which shall be owned and maintained by the City of Clemson.

All roads and paving shall be built to City standards and approved by the City Engineer. The development will include public water and sewer infrastructure. Upon project completion, **20-foot-wide** access and maintenance easements shall be dedicated to the

City of Clemson for servicing these systems.

Section 106 - Standards and Dimensions

Minimum and/or maximum lot area(s) - N/A
Minimum and/or maximum lot width(s) - N/A
Minimum building setback(s) for front: 25 feet
Minimum building setback(s) for side: 25 feet
Minimum building setback(s) for rear: 25 feet
Maximum structure height: four stories
Minimum multi-family building separation: 12 feet
Minimum townhome building separation: 10 feet
Minimum sidewalk width: 5 feet

*Minimum building setback(s) adjacent to 112
Summey Street (Varsity Club 1 & 2): 5 feet
(Final building locations to be reviewed and
approved by Building Official and Fire Marshall
to ensure compliance with building code)

Section 107 - Impervious Area

The maximum impervious coverage of the development shall be **60%**. Impervious materials used in the development will include buildings, asphalt paving, concrete sidewalks, curbs and gutters, and patios.

Section 108 - Open Space

A minimum of **25%** of the property shall be designated as open space. This includes future dedicated park land as well as tenant-specific open space. Tenant open space includes all areas not occupied by buildings, paved streets, sidewalks, or parking lots.

Open space refers to outdoor areas on the ground that are unoccupied and unobstructed from the ground upward. These areas are intended for outdoor living, recreation, or landscaping, and exclude vehicular use, impervious pedestrian paths, and utility areas.

Common open space refers to land within or associated with the development that is intended for the shared use and enjoyment of its residents or occupants. Common open space shall not be occupied by vehicular use areas, nor shall it include the setbacks or buffer yards required by the City ordinance from which this definition is derived.

Section 109 - Occupancy/Density

In accordance with the City of Clemson Code of Ordinances and this Planned Development, an *occupant* is defined as a natural family or an individual who is not related by blood (within the second degree of consanguinity), marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

Density throughout the development shall be limited to one occupant per bedroom. Unit types will vary from one- to five-bedroom units, with occupancy ranging from one to five residents per unit. The resultant density of a given building or area will vary based on the mix of unit types.

Maximum residential buildings in Area 2 : 8

Maximum total occupancy of dwellings in Area 2 : 324.

Maximum residential buildings in Area 3 : 8

Maximum total occupancy of dwellings in Area 3 : 204.

Total occupancy for the project shall be limited to 528 residents, resulting in an overall density of 29 residents per acre.

A minimum of 1.77 acres shall be dedicated to the City of Clemson for park land. Additionally, a minimum of 1.04 acre shall be dedicated to the public for ribbon park land via easement.

Section 110 - Design Standards

All buildings shall reflect the architectural style and character shown in the sample renderings presented during the Planned Development (PD) approval process. Furthermore, all townhomes and multi-family structures shall adhere to the design standards set forth for these types of structures in Section 19-305 of the Zoning Ordinance. If deemed necessary by the Planning Department, the developer shall submit building elevations to the Board of Architectural Review following project approval by City Council. This Ordinance shall finalize building heights, massing, and densities. The Board of Architectural Review's purview will be limited to ensuring compliance with the above-referenced design standards and may include direction on building materials, siding, colors, and other exterior features.

All buildings shall comply with State and City building codes and will be constructed on concrete slabs with wood frame construction.

Building Mass Footprints:

Building #3 – 205' x 75'

Building #4 – 190' x 65'

Building #5 – 70' x 65'

Building #6 & #7 – 105' x 65'

Building #8 & #10 – 205' x 75'
Building #9 – 125' x 75'
Building #11 – 134' x 64'

All building footprints listed above represent maximum dimensions and may be exceeded by up to **5%** with approval from the Zoning Administrator.

Section 111 - Parking/Circulation

Off-street parking will be provided for the project as follows:

A total of 502 parking spaces shall be provided on-site, designated for residents only. This equates to .95 spaces per bedroom.

The dedicated park land and ribbon park shall include twelve parking spaces. All off-street parking spaces shall measure a minimum of 9'x18'. Bicycle parking shall be distributed throughout the site at a rate of one bicycle parking space per four dwelling units. Bicycle rideshare infrastructure shall be installed in the park area, including a concrete pad and electrical provisions.

Sidewalks shall be installed throughout the development, as shown on the site plan, to provide comprehensive pedestrian circulation. All sidewalks shall have a minimum width of five feet.

Except where otherwise noted in this ordinance, streets, parking and sidewalks within the development shall be privately owned and maintained by the developer/owner.

All roads shall comply with emergency access and Fire Code standards. As shown on the site plan, a secondary emergency-only access shall be provided into Area 3 via Fabrica Street and shall be secured with a Knox Box.

A **15-foot easement** shall be provided for driveway access to **125 Fabrica Street**, which is currently a landlocked property. This easement shall run parallel to the property boundary and be accessed from Fabrica Street. If the easement is no longer necessary, it shall revert to a **Type 1 Buffer** (see below). This easement shall also be contingent upon a single residence remaining on the site.

The developer collaborated with the City Engineer and a Certified Traffic Engineer during the planning and permitting process, conducted all necessary traffic studies and analysis, and has agreed to install all required traffic calming features. These features are shown on the Circulation Plan provided with this ordinance. All roads, sidewalks, parking areas, and curbs and gutters shall be subject to approval by the City Engineer.

Section 112 - Landscaping/Buffers/Fencing/Screening

The conserved canopy requirement is 0%.

Finished canopy coverage at tree maturity shall be a minimum of **25%**. Canopy calculations shall be based on **1,600 square feet** per upper-story tree and **900 square feet** per understory tree.

The required landscaping shall include:

Upper-story trees shall be planted along interior streets at **50-foot intervals**. Parking lot landscaping shall conform to the standards set forth in the City of Clemson Zoning Ordinance. All areas of parking lots shall be located within **40 feet** of the base of an upper-story tree.

There are five buffer types used within this project. Locations are shown on the bufferyard landscape plan. Descriptions of each are provided below:

Buffer Type 1: PD Residential Area to Single Family

- 15-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side of fence facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 2: PD Residential Area to Single Family

- 20-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side of fence facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 3: PD Adjacent to Mass Park Land

- 15-foot Type C buffer
- 6-foot brick/stone veneer wall + 3-foot berm
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 4: PD Adjacent to Ribbon Park Land

- 15-foot Type C buffer
- 6-foot shadowbox fence + 3-foot berm (or 6-foot berm)
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

Buffer Type 5: PD Adjacent to Emergency Access

- 15-foot Type C buffer
- 6-foot brick/stone veneer wall + solid opaque gate
- Wall continues no less than 50 feet in either direction
- Finished side facing adjacent property
- **4 canopy trees, 4 understory trees, and 40 shrubs per 100 linear feet**

The buffer will be moved in whole or in part off the outer perimeter if directed by the Zoning Administrator or BAR if the terrain or an easement would make the buffer more effective in a different location.

The Zoning Administrator may approve an alternative wall or fence material if it is of equal or greater quality and provides the same or better appearance, noise abatement, screening durability and ease of maintenance as the prescribed material.

No buffer shall be required when the PD abuts existing multi-family, vacant land or railroad right-of-way.

Screening around dumpsters or subterranean garbage collection systems shall consist of evergreen shrubs planted at **36 inches on center (O.C.)**, capable of reaching **36 inches in height** within two years.

Any HVAC units visible from the street shall be screened using a **4-foot-high** wood slat enclosure surrounding the unit.

Upper-story trees shall have a minimum **2-inch caliper** at planting and may include the following species: American Elm, Winged Elm, Ginkgo, Southern Magnolia, Silver Maple, Sugar Maple, Overcup Oak, Nuttall Oak, Shumard Oak, Red Oak, White Oak, and Yellow Poplar.

No more than **25%** of all trees planted shall be from the same species. All species must be approved by the City Horticulturist.

Additional landscaping, including shrubs around buildings and amenity areas, shall be installed as shown on the landscape plan. Final approval of locations and species shall be subject to the City of Clemson.

Section 113 - Signage

Signage for this Planned Development (PD) shall comply with **Chapter 19, Article VII** of the City of Clemson Code of Ordinances. All signage structures shall be faced with **split-face block**, stone, or brick.

Section 114 - Lighting

Lighting for this Planned Development (PD) shall comply with **Chapter 19, Article X** of

the City of Clemson Code of Ordinances. Proposed light fixture locations and a sample cut sheet are included in the PD Lighting Plan. A lighting photometric plan shall be prepared during the permitting process to ensure compliance with the City of Clemson Lighting Ordinance.

Section 115 - Utilities

The Planned Development (PD) will be serviced by City of Clemson water and sanitary sewer systems. All impact fees, connection fees, and service fees shall be the responsibility of the developer. The development will impact public water and sewer capacity, as well as fire protection, police services, emergency response, and public transportation. The development is not expected to significantly impact the public school system, as the majority of residents will be college students and young professionals.

Section 116 - Connectivity

The Planned Development (PD) will be connected to the CAT bus system through a network of sidewalks. Five-foot minimum width sidewalks shall be constructed throughout the development to allow for pedestrian and bicycle access. A **10-foot-wide multimodal path** shall be constructed from the development to Highway 93, providing access to the bus shelter(s) along the highway. Bicycles will be accommodated on the interior street network. The developer shall install striping on interior roads where necessary to ensure connectivity with the multimodal pathways.

See Section 111 for further detail on bike share and bus stops.

Section 117 - Grading and Stormwater

The site will be graded to accommodate roadways, parking areas, buildings, and open space. All grading shall comply with City standards to minimize erosion. Stormwater will be collected via inlets throughout the development and conveyed to stormwater management ponds and underground systems using **RCP (reinforced concrete pipe)** and **HDPE (high-density polyethylene)** piping. Stormwater will be managed through a combination of ponds and underground detention systems prior to release.

The stormwater pond shall be enclosed with vinyl-coated chain link or decorative fencing, and screened with evergreen landscaping to minimize visibility from public areas as well as limit access by unauthorized individuals. All stormwater designs and features shall be approved by the City of Clemson and comply with **South Carolina DHEC** standards.

Any retaining walls required through the project shall be faced with split-face block, stone

or brick.

Section 118 - Trash

The development will utilize a **Sutera flush/underground trash containment system**, along with one screened open-top dumpster. The locations of these units are shown on the site plan. These systems shall be screened with evergreen shrub plantings, in accordance with **Section 112**. The property owner shall be responsible for all servicing, repair, and maintenance of the underground trash systems. Servicing of the open-top dumpster will be contracted through the City of Clemson.

The developer shall install dumpster enclosures in **Varsity Club Phases 1 and 2** to replace the current roll-cart system. The final locations of these enclosures shall be determined in coordination with City staff.

Section 119 - Accessory Structures

Accessory structures include any uninhabitable buildings, such as the **clubhouse, amphitheater**, or maintenance facilities constructed on-site. Minimum front, side, and rear setbacks for accessory structures shall be **15 feet**, unless the buffer zone requirement is greater. All accessory structures shall be separated from other on-site structures by at least **10 feet** and shall not exceed a maximum height of **35 feet**.

All accessory buildings shall reflect the architectural style and materials shown in the sample renderings presented during the PD approval process and shall adhere to the design standards for multi-family structures outlined in **Section 19-305** of the City of Clemson Code of Ordinances. Any significant variation from the proposed design standards shall require prior approval from the City Zoning Official as well as any other approvals he/she deems necessary.

All buildings shall comply with State and City Building Codes and shall be constructed on concrete slabs with wood frame construction. Exterior materials shall include fiber cement lap, shake, or board-and-batten siding, with masonry and/or stone accents. Roofing materials may consist of asphalt shingles or metal, at the developer's discretion.

Section 120 - Maintenance

The owner or developer shall be responsible for maintaining all privately-owned portions of the property, including buildings, pools, outdoor features, private roadways, landscaping, tenant open space, stormwater facilities, and grounds. The City of Clemson

shall be responsible for maintaining domestic water and sewer mains, as well as the dedicated park land.

Section 121 - Phasing

A Site Management Plan and Agreement, approved by the City, shall outline the proposed phasing of development activities.

Section 122 - Construction Activity

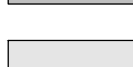
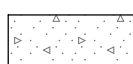
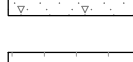
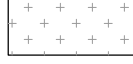
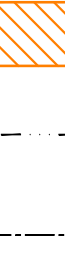
A Site Management Plan and Agreement, approved by the City, shall establish allowable construction times, sequencing, and address safety and nuisance-related issues.

Section 123 - Transfer of Ownership

This Ordinance shall remain in effect through any transfer of property. Any transfer of ownership shall not relieve the property owner of their obligations for maintenance and management as outlined in this Ordinance. Any new owner shall assume responsibility for maintenance and management in accordance with this Ordinance.

All Easements and land dedications mentioned in this document will be recorded before Certificate of Occupancy for the club house.

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SITE LEGEND	
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STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 711 EASLEY BRIDGE RD, SUITE 600, GREENVILLE, SC 29611 | 300 PETERSON DR, CHARLOTTE, NC 28207 | 1711 N CEDAR STREET, SUMMERVILLE, SC 29483 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEVELOPMENT DATA

104 Summey Street Clemson, SC

108 Apartments, 44 Townhomes & Amenities
593,470 sf (13.62 acres) excluding assumed 50' ROWs
Density 11.16 Units/acre Height limit 4-Stories

Overall 152 Units
593,470 sf (13.62 acres) Density 11.16 Units/acre

Apartment Bedrooms (34) 1BR, (56) 4BR & (12) 5BR = 318 Bedrooms
(14) 613 sf 1-Bedroom inside typical, Building 11
(14) 713 sf 1-Bedroom outside end typical, Building 11
(6) 763 sf 1-Bedroom lower level 3/4 split, Buildings 3, 8 & 10
(56) 1580 sf 4-Bedroom Apartment flats end (224 bedrooms)
(18) 1,801 sf 5-Bedroom middle upper 3 floors of Buildings 3, 8 & 10 (90 bedrooms)

Townhome Bedrooms (40) 4BR & (4) 5BR = 180 Bedrooms
(4) 1802 sf 3-Story Townhomes 4-Bedroom, Buildings 6 & 7 (16 bedrooms)
(4) 2117 sf 2-Story Townhomes 5-Bedroom, Buildings 6 & 7 (20 bedrooms)
(18) 1733 sf 4-Bedroom 3-Story (End Townhomes) Buildings 12-20
(18) 1737 sf 4-Bedroom 3-Story (Middle Townhomes) Buildings 12-20

Community Building
One Story 3,000 sf (Sales & Mail 2,400 sf; Parcel/Mail Room 600 sf)
Poolhouse Game Barn & Toilets 3,500 sf
Music Barn & Toilets 1,800 sf

Rental Storage
(3) 1,606 sf 5-Car Garages with (5) small rental storage rooms on the ends of each building

Maintenance
Maintenance occupies unrented Garages

Parking
±531* Total Parking Spaces on Site
(±1) Space Temporary Parking for Delivery Van
(±15) Spaces in Rental Garages (6 extended bays for Ford F-150 length vehicles)
(±10) Accessible throughout development - all are Van Accessible ready
(±487) Shared Surface Parking Spaces - non Accessible
(±18) On-Street Spaces For Public Park

* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

SITE PLAN NOTES:

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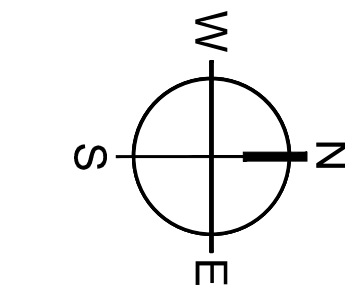
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Know what's below.
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0 30 60 120
SCALE: 1" = 60'

SIDEWALK + TRAIL LEGEND

4" CONCRETE SIDEWALK	■■■■■■■■■■
5" CONCRETE SIDEWALK	■■■■■■■■■■
6" CONCRETE SIDEWALK	■■■■■■■■■■
10" CONCRETE TRAIL	■■■■■■■■■■



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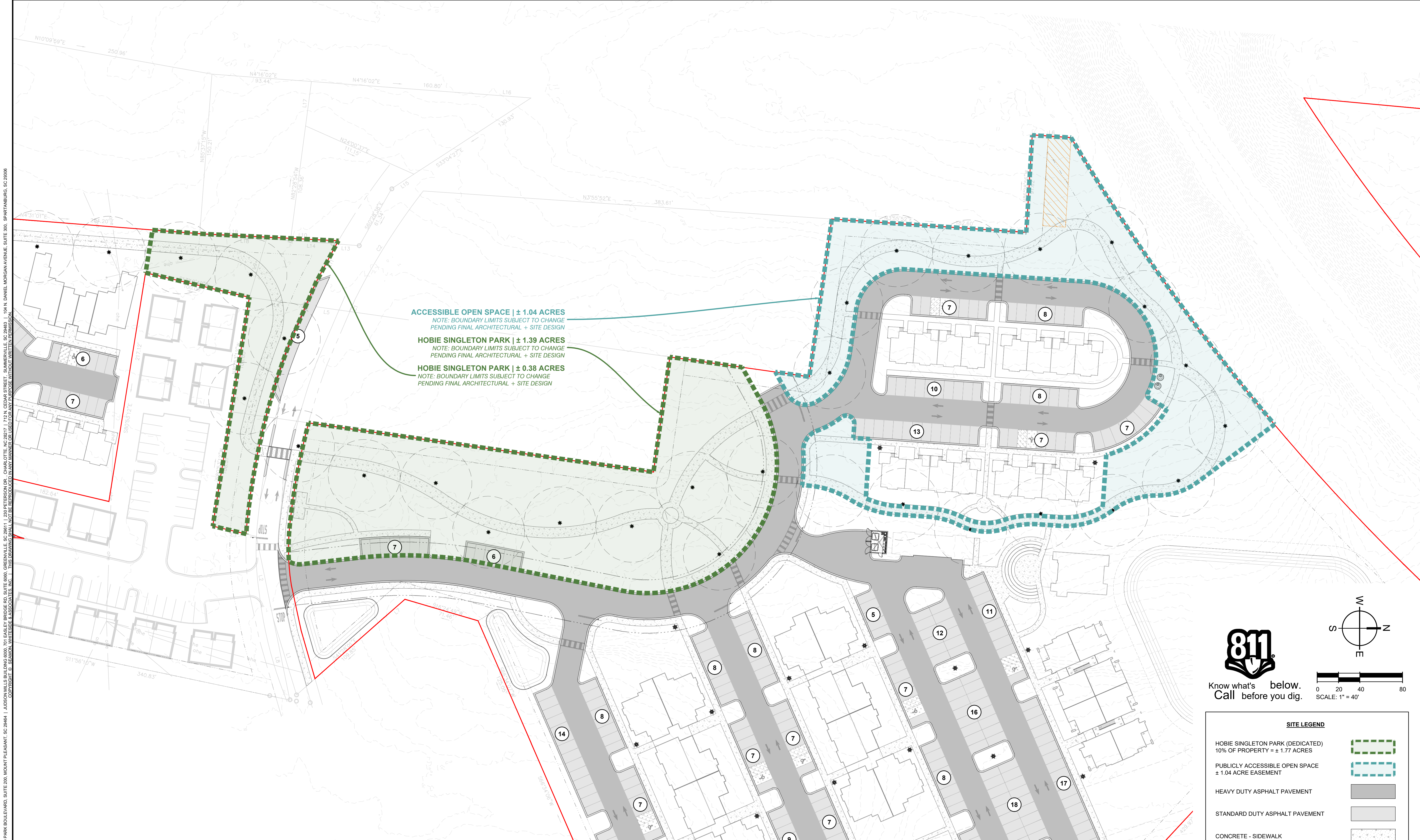
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

**SIDEWALK &
TRAIL PLAN**

501 VANDOR PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28207 | 171 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306



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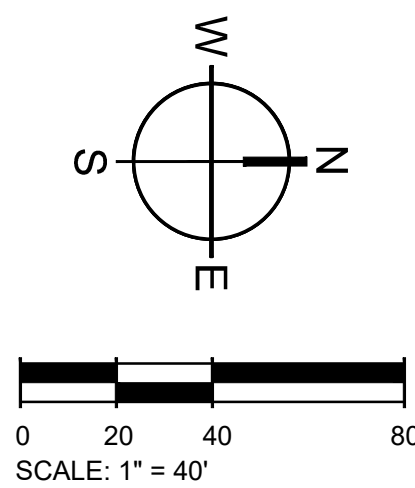
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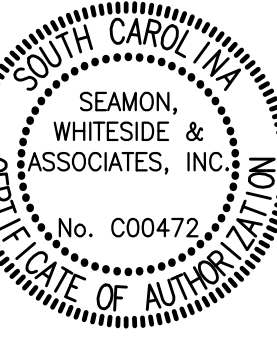


SITE LEGEND

HOBIE SINGLETON PARK (DEDICATED) 10% OF PROPERTY = ± 1.77 ACRES	
PUBLICLY ACCESSIBLE OPEN SPACE ± 1.04 ACRE EASEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
ACCESS EASEMENT	
BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	



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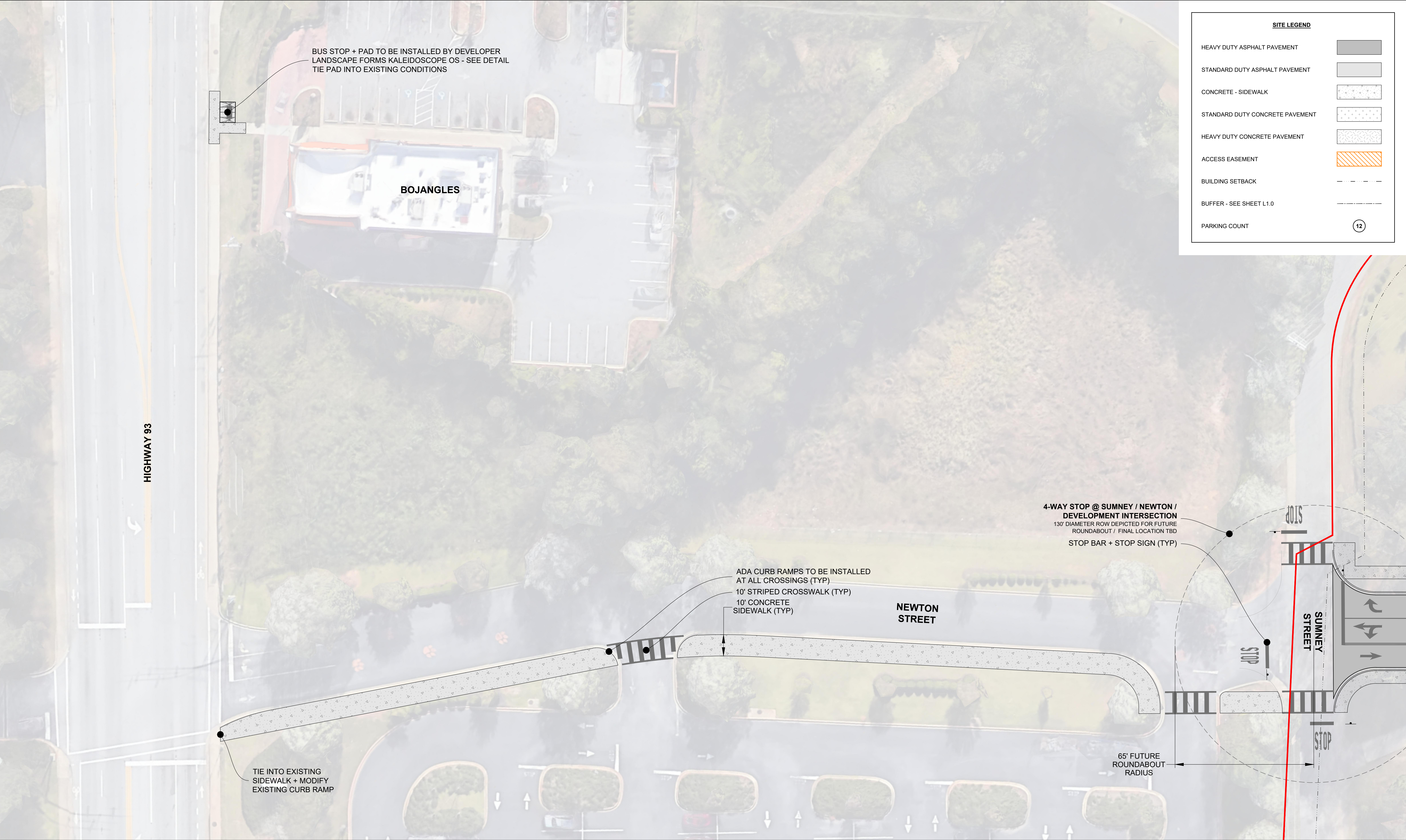
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PARK PLAN

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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SITE LEGEND	
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STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE - SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
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BUILDING SETBACK	
BUFFER - SEE SHEET L1.0	
PARKING COUNT	12

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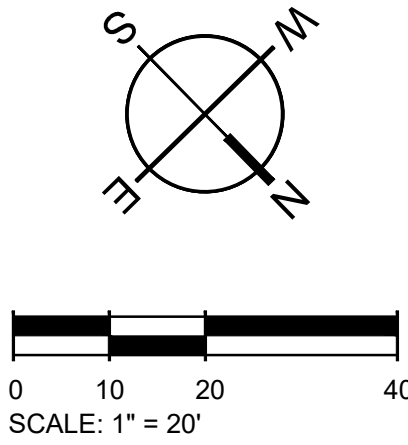
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SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

**OFF-SITE
IMPROVEMENT
PLAN**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY BRIDGE RD, SUITE 200, GREENVILLE, SC 29611 | JUDSONVILLE, SC 29611 | 171 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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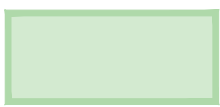


SITE AREA

IMPERVIOUS | 8.86 ACRES (50.6%) - 60% MAX
NOTE: DEVELOPMENT TO MEET STANDARDS
OUTLINED IN WRITTEN ORDINANCE SEC. 108



OPEN SPACE | 8.74 ACRES (49.4%) - 25% REQ.
NOTE: DEVELOPMENT TO MEET STANDARDS IN
WRITTEN ORDINANCE SEC. 109



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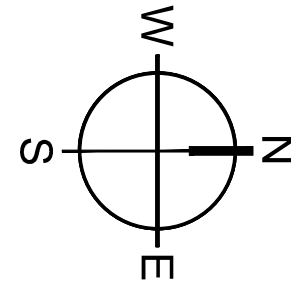
TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.7 AC, PD
SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)
BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)
MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'
REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.1 ACRES) = 4.275 AC. OPEN SPACE REQ.
MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.



0 30 60 120
SCALE: 1" = 60'



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
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**NOT FOR
CONSTRUCTION**

VARSITY CLUB
PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

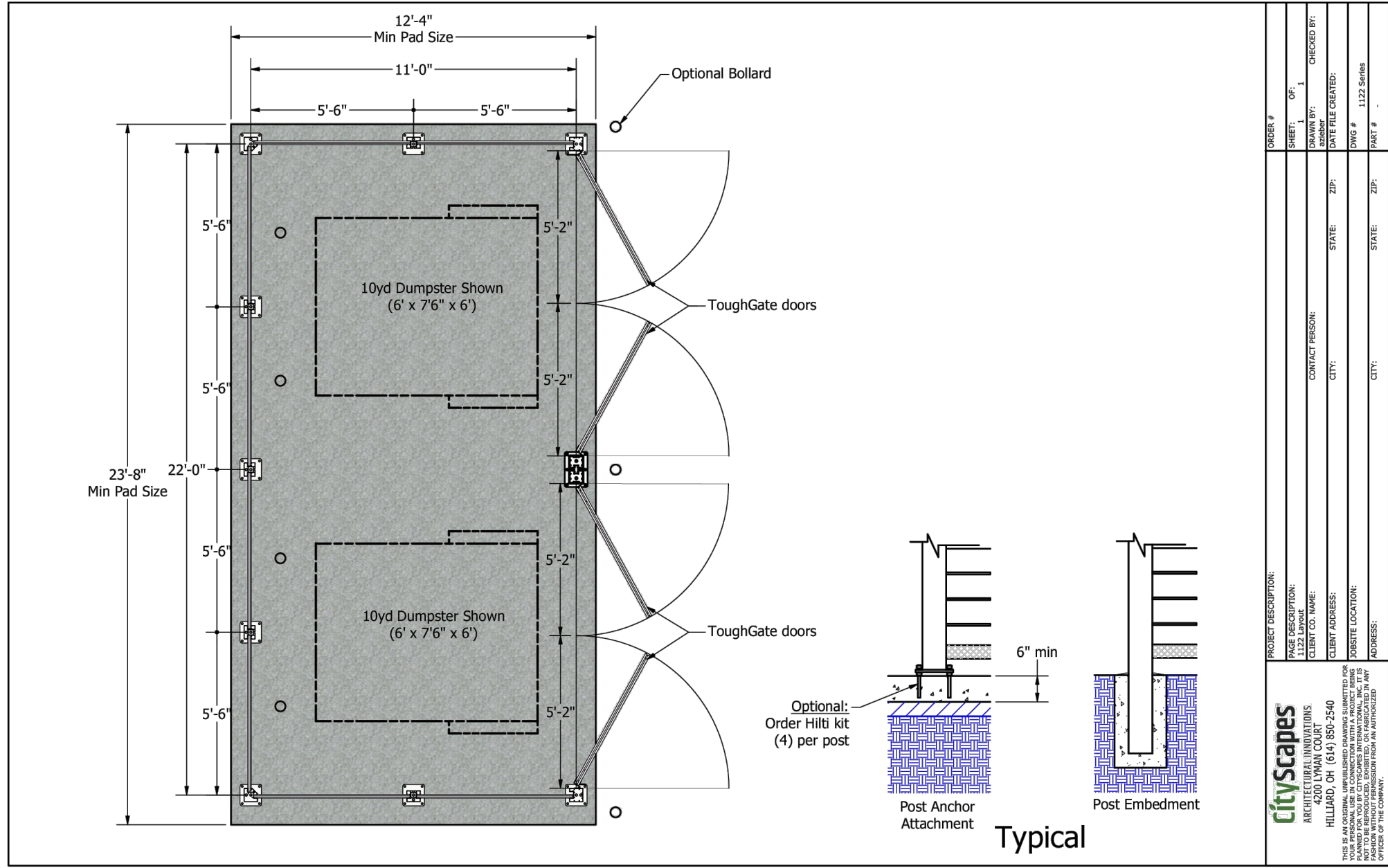
SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION

**OPEN SPACE
& IMPERVIOUS
AREA PLAN**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 101 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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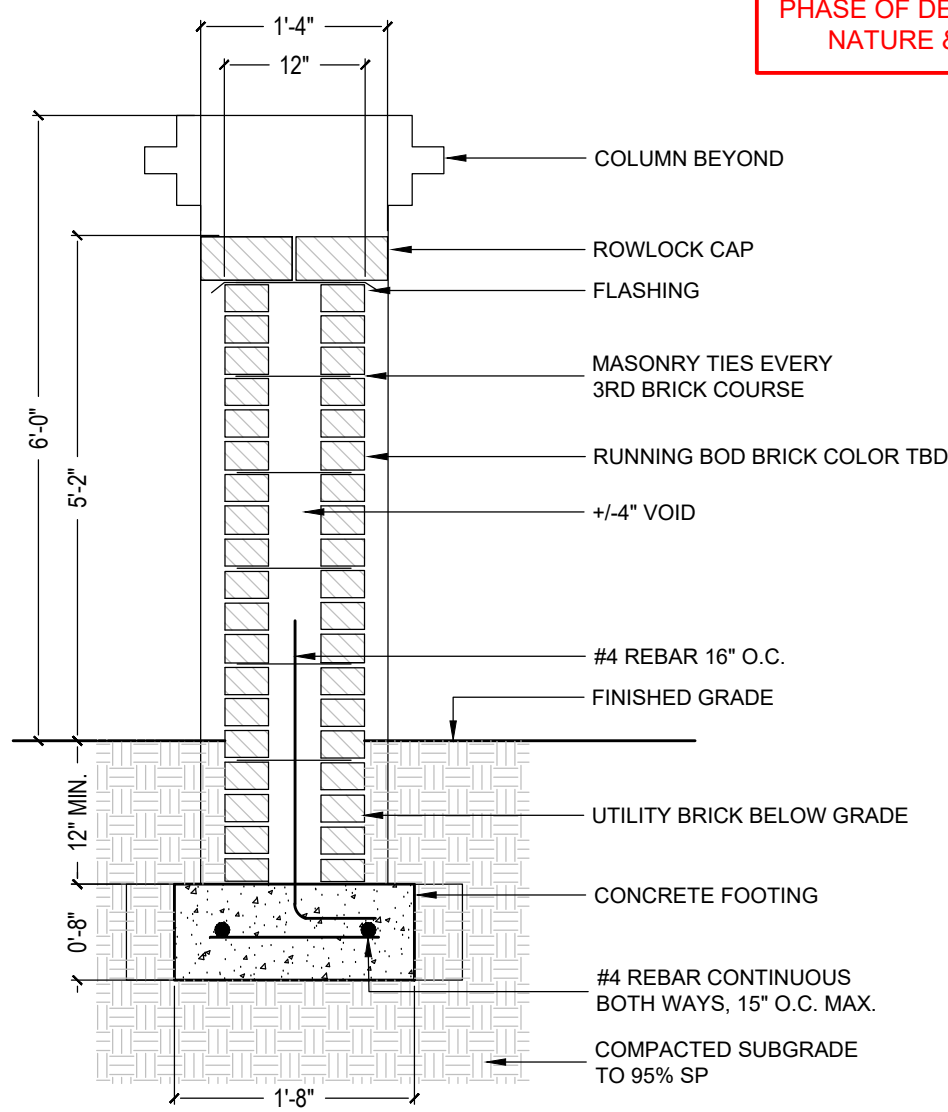
METAL INFILLS

- Frames are 6063 T6 extruded aluminum
- Infill material thickness varies depending on infill choice
- Sherwin Williams 4000 Series Powder-Coated Components
- Perforated infills feature 1/8" diameter holes with 1/4" center-to-center spacing arranged in a 60-degree staggered pattern, providing a visually appealing 23% open area



COLOR OPTIONS

Select from a range of standard powder-coat finishes that can withstand the elements of nature and endure the test of time. Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.



NOTE: DETAILS PROVIDED DURING THIS PHASE OF DESIGN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE



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PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

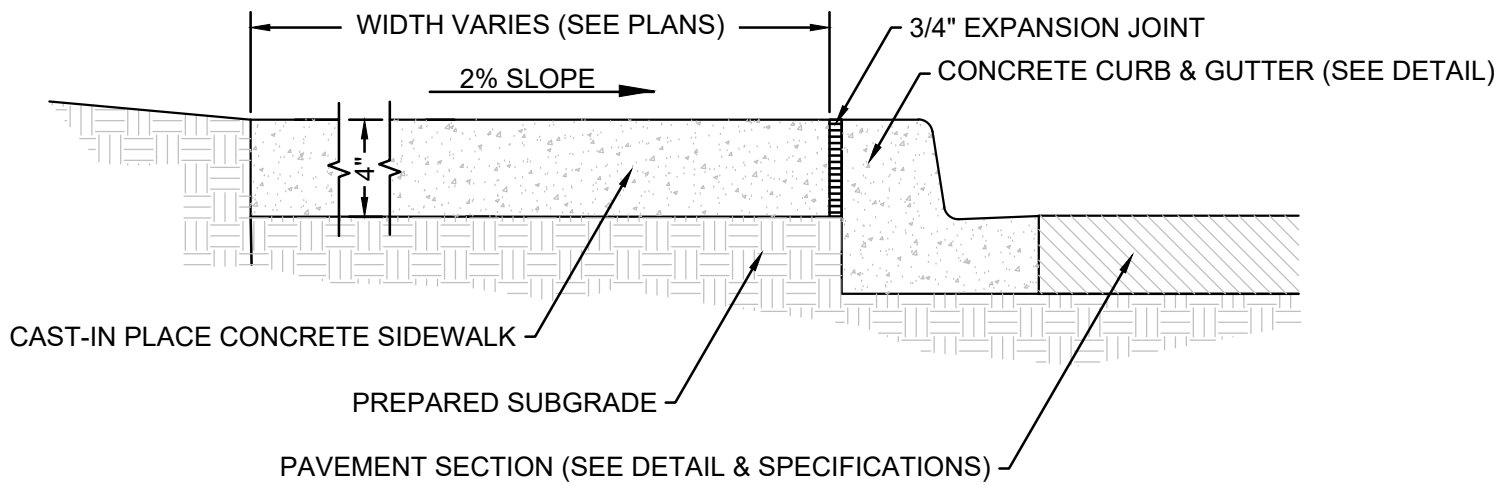
NO.	DESCRIPTION

PRELIMINARY
SITE DETAILS

C4.0

1 COVRIT® Dumpster Enclosure

SCALE: NOT TO SCALE



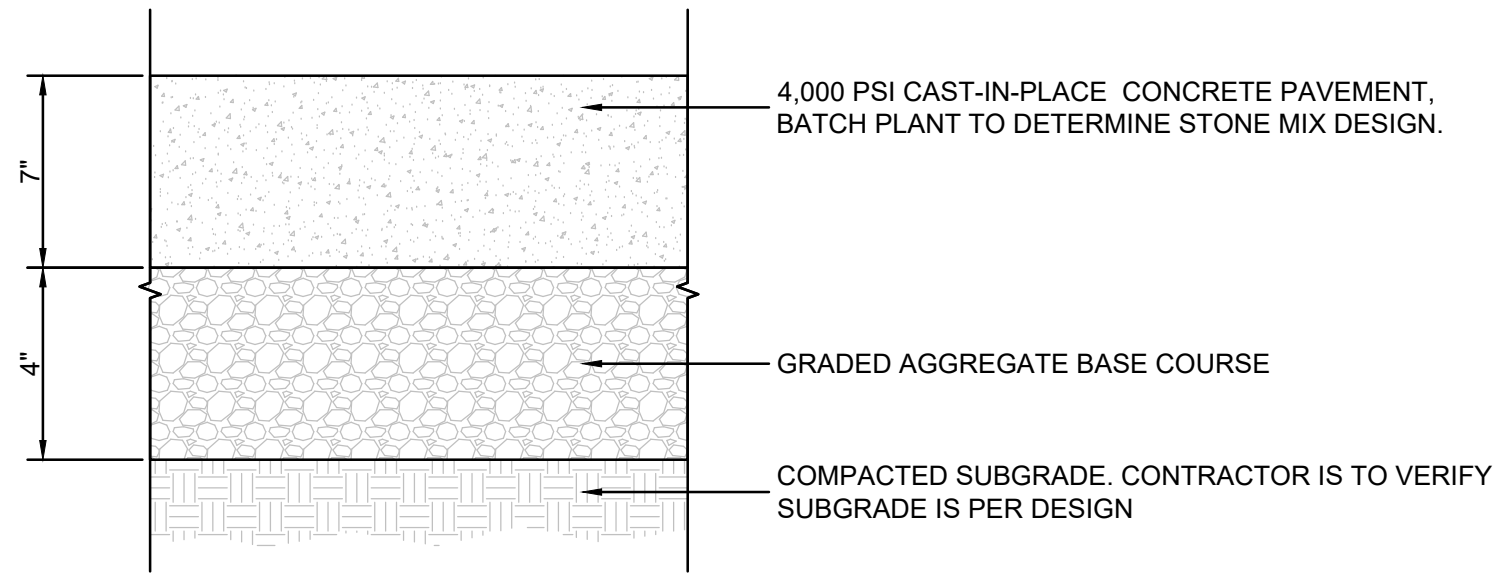
NOTES:

1. SEE SIDEWALK SECTION DETAIL FOR CONTROL AND EXPANSION JOINT INFORMATION.
2. SIDEWALK JOINTS SHALL COINCIDE WITH CURB JOINTS UNLESS OTHERWISE NOTED.
3. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.

3 Concrete Sidewalk Adjacent to Curb

SCALE: NOT TO SCALE

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
CONCRETE PAVEMENT	CAST-IN-PLACE CONCRETE	CONCRETE PAVING

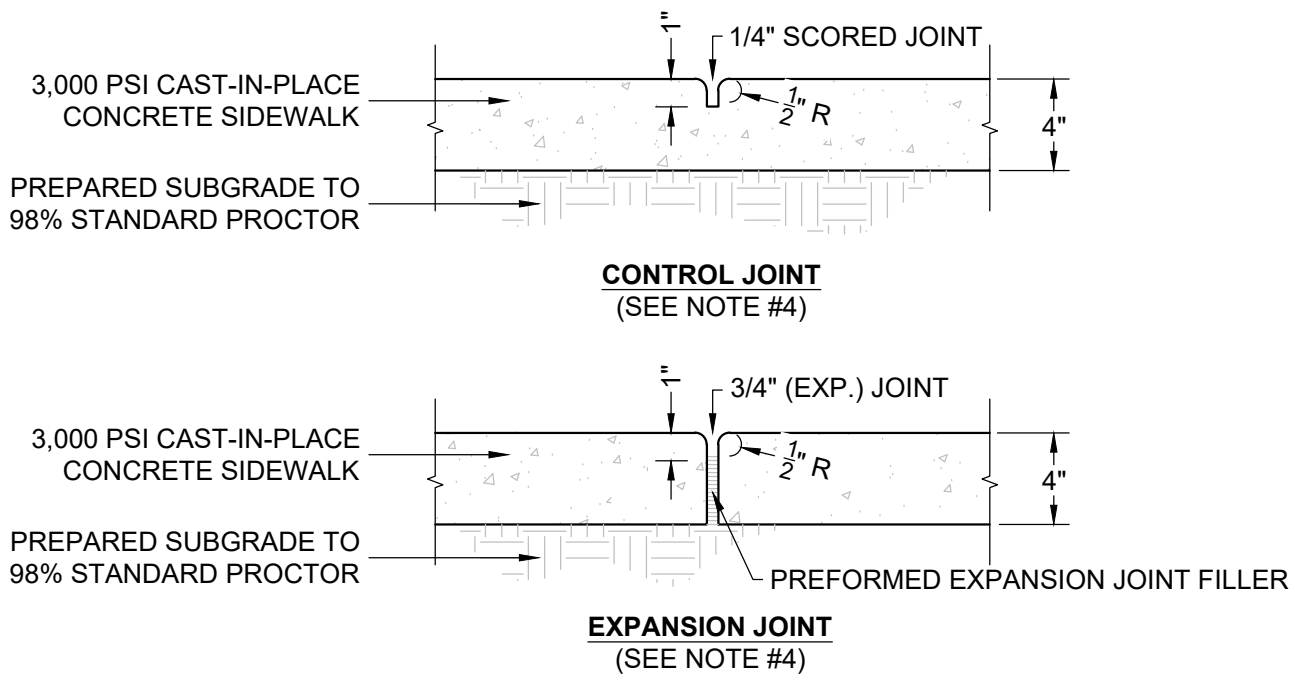


PAVING NOTES:

1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED TBD, PROVIDED BY TBD. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

7 Heavy Duty Concrete Pavement Section

SCALE: NOT TO SCALE

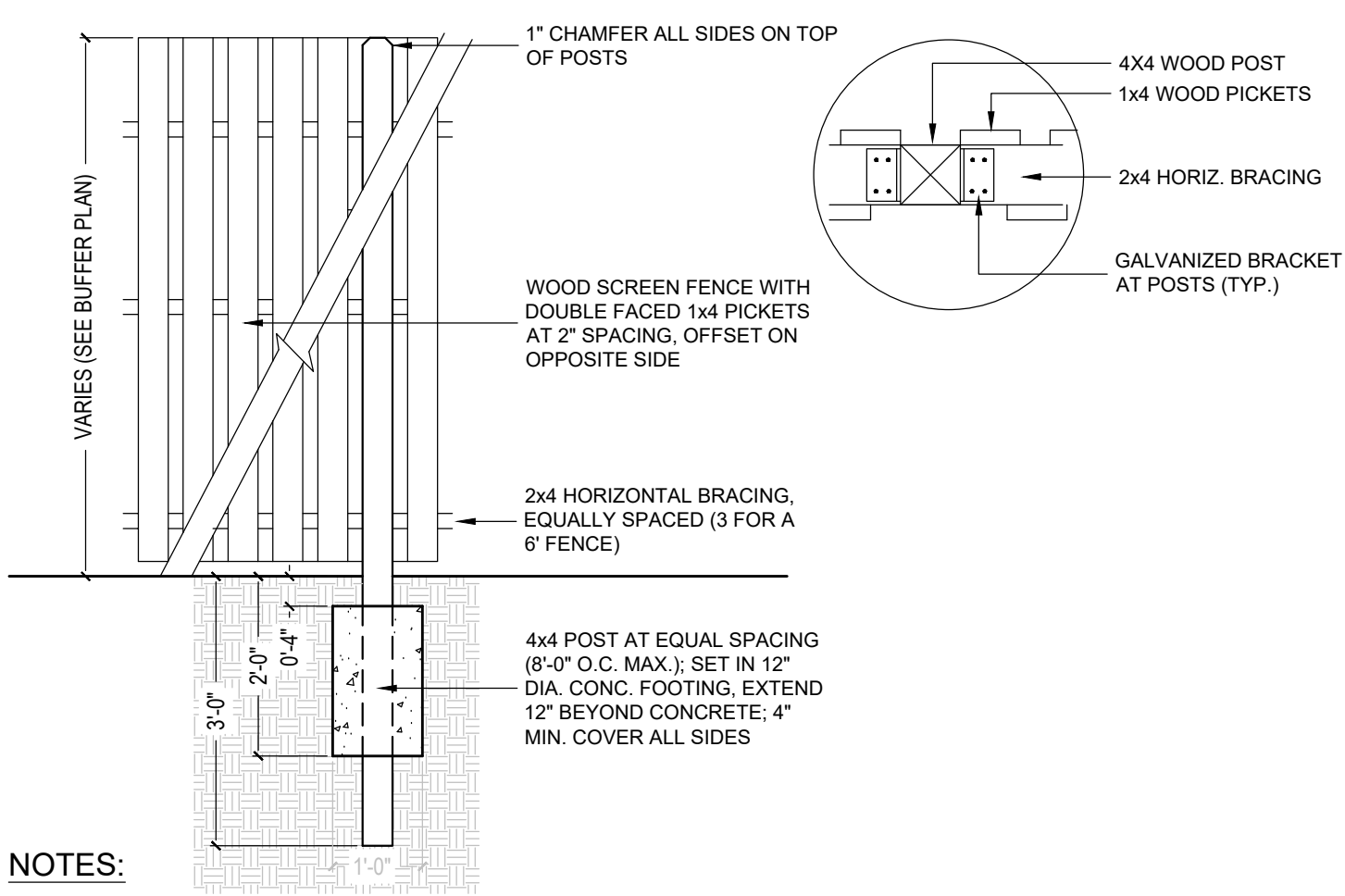


NOTES:

1. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
2. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.
3. SEE PLAN FOR SIDEWALK WIDTH.
4. UNLESS OTHERWISE SHOWN ON DRAWINGS, SPACE CONTROL JOINTS AT TWICE THE SIDEWALK WIDTH, NOT TO EXCEED 10'. SPACE EXPANSION JOINTS TO COINCIDE WITH CONTROL JOINTS, NOT TO EXCEED 30'. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
5. PLACE EXPANSION JOINTS BETWEEN THE SIDEWALK EDGE AND THE BACK OF CURB WHEN ALONG A RADIUS LESS THAN 100'

4 Concrete Sidewalk Detail

SCALE: NOT TO SCALE



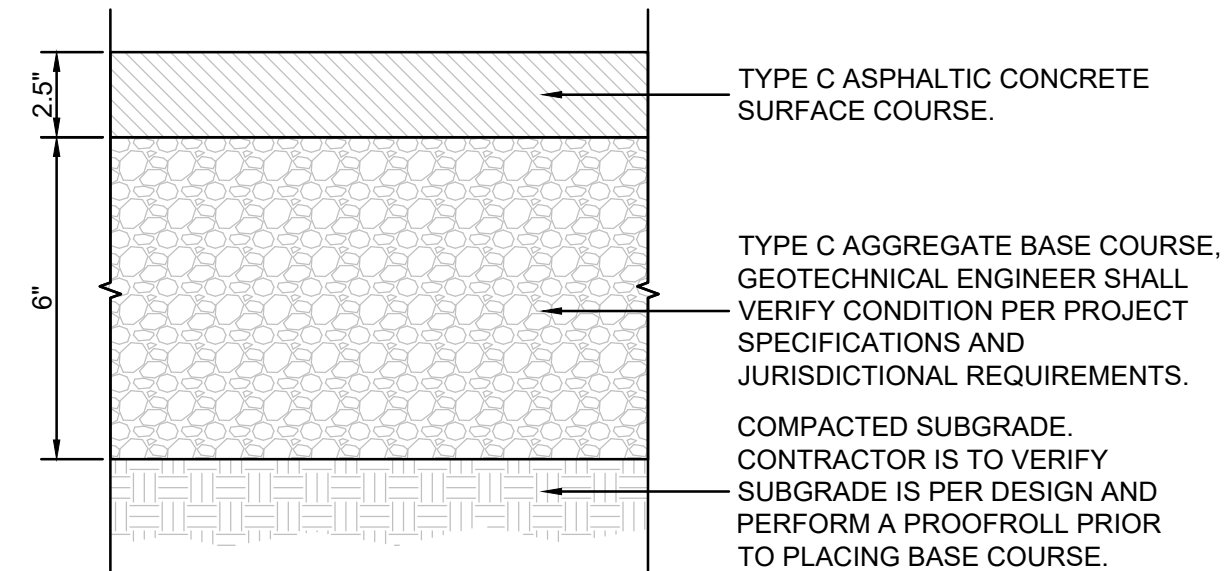
NOTES:

1. ALL LUMBER RED CEDAR; POSTS FOR GROUND CONTACT USE.
2. ALL HARDWARE AND FASTENERS TO BE GALVANIZED.
3. CONCRETE 3,000 PSI @ 28 DAYS
4. SPACE POSTS 8'-0" O.C. MAX.
5. SPACE BETWEEN FENCE PICKETS 2".
6. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE AND FEDERAL REQUIREMENTS. VERIFY ALL DIMENSIONS, ELEVATIONS, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.

8 6' - 8' Tall Wooden Shadowbox Fence

SCALE: NOT TO SCALE

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING

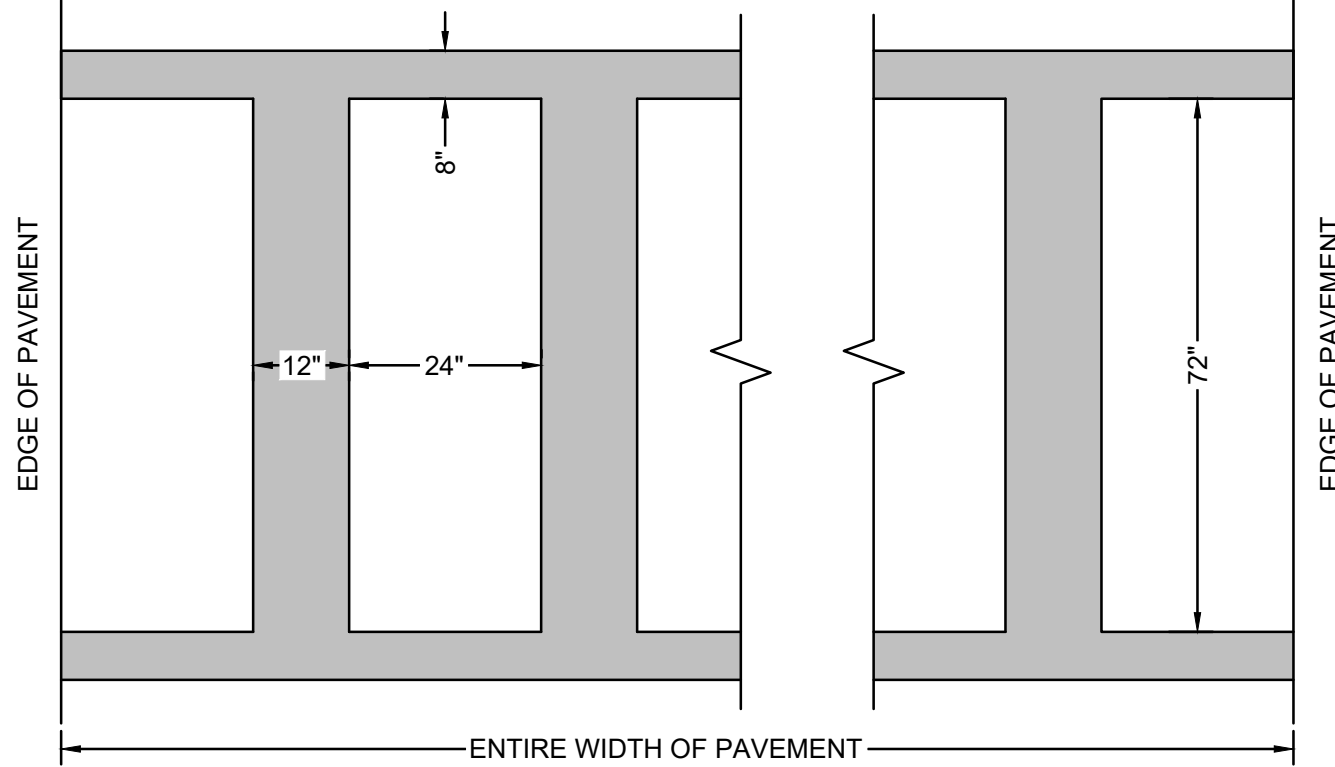


PAVING NOTES:

1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED TBD, PROVIDED BY TBD. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

5 Standard Duty Asphalt Pavement Section

SCALE: NOT TO SCALE



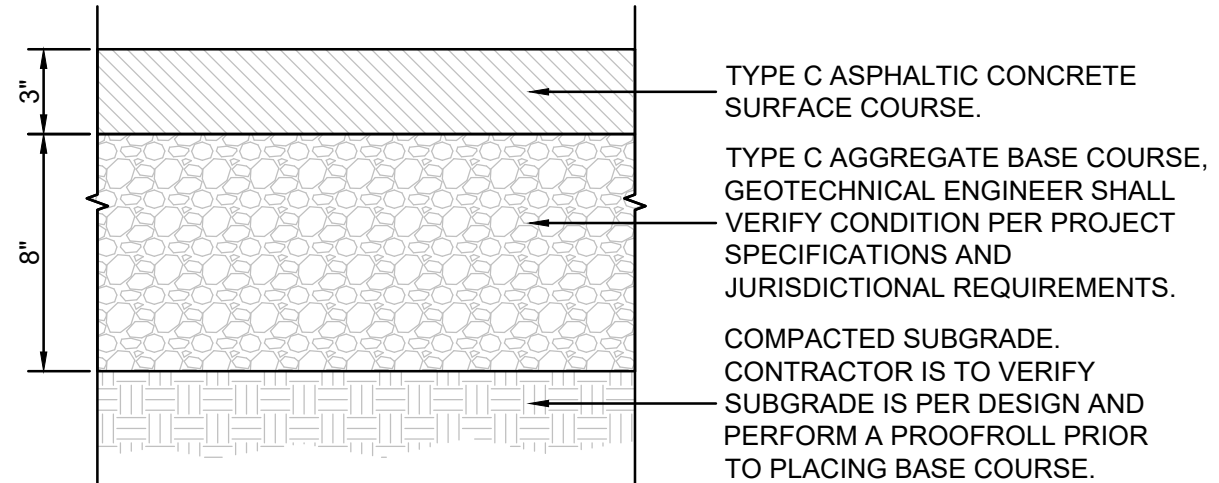
NOTES:

1. ALL MARKINGS SHALL BE THERMOPLASTIC.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

9 Pavement Marking - Crosswalk Perpendicular Lines

SCALE: NOT TO SCALE

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
INTERMEDIATE (BINDER) COURSE	HOT MIX ASPHALT INTERMEDIATE COURSE (TYPE B)	ASPHALT PAVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING



PAVING NOTES:

1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED TBD, PROVIDED BY TBD. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

6 Heavy Duty Asphalt Pavement Section

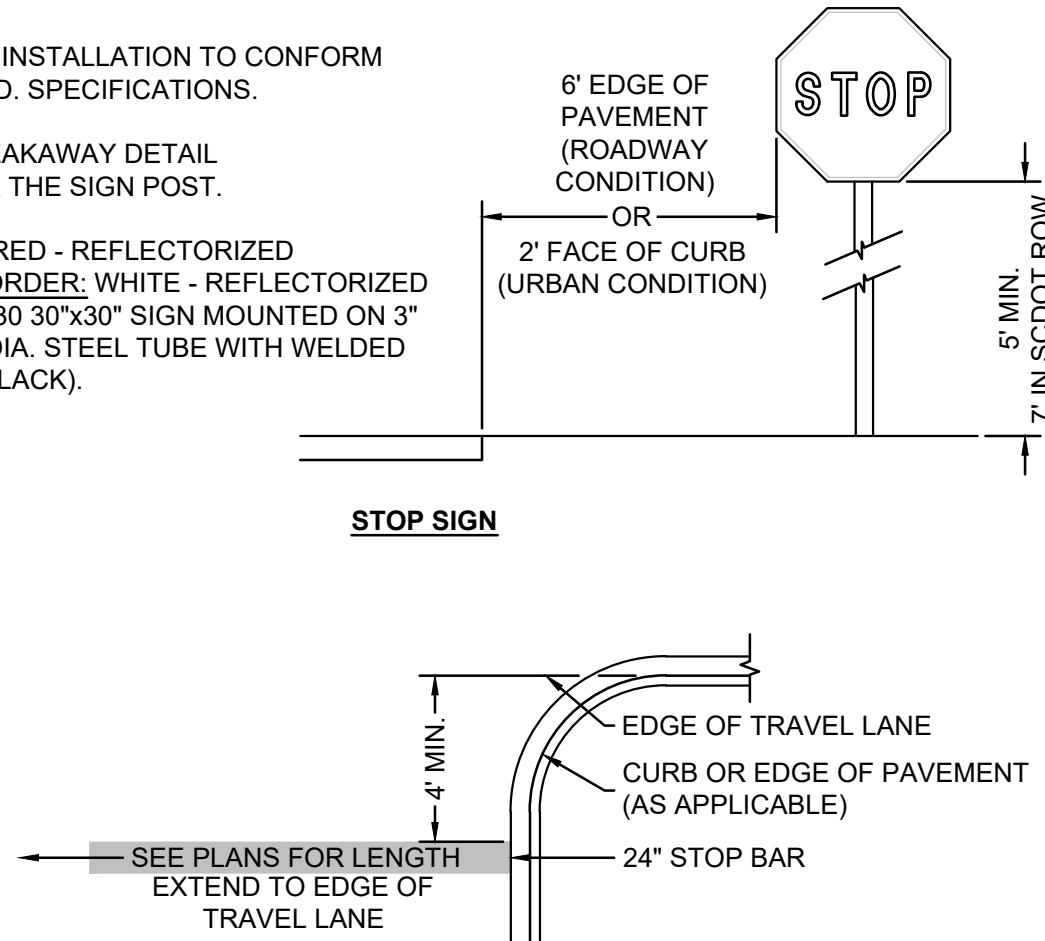
SCALE: NOT TO SCALE

NOTES:

1. STOP SIGN AND INSTALLATION TO CONFORM WITH S.C.M.U.T.D. SPECIFICATIONS.

USE SCDOT BREAKAWAY DETAIL #651-110-00 FOR THE SIGN POST.

BACKGROUND: RED - REFLECTORIZED
LEGEND AND BORDER: WHITE - REFLECTORIZED
USE TYPE RE-1-30 30"x30" SIGN MOUNTED ON 3" SQUARE OR 3" DIA. STEEL TUBE WITH WELDED CAP (PAINTED BLACK).



STOP SIGN

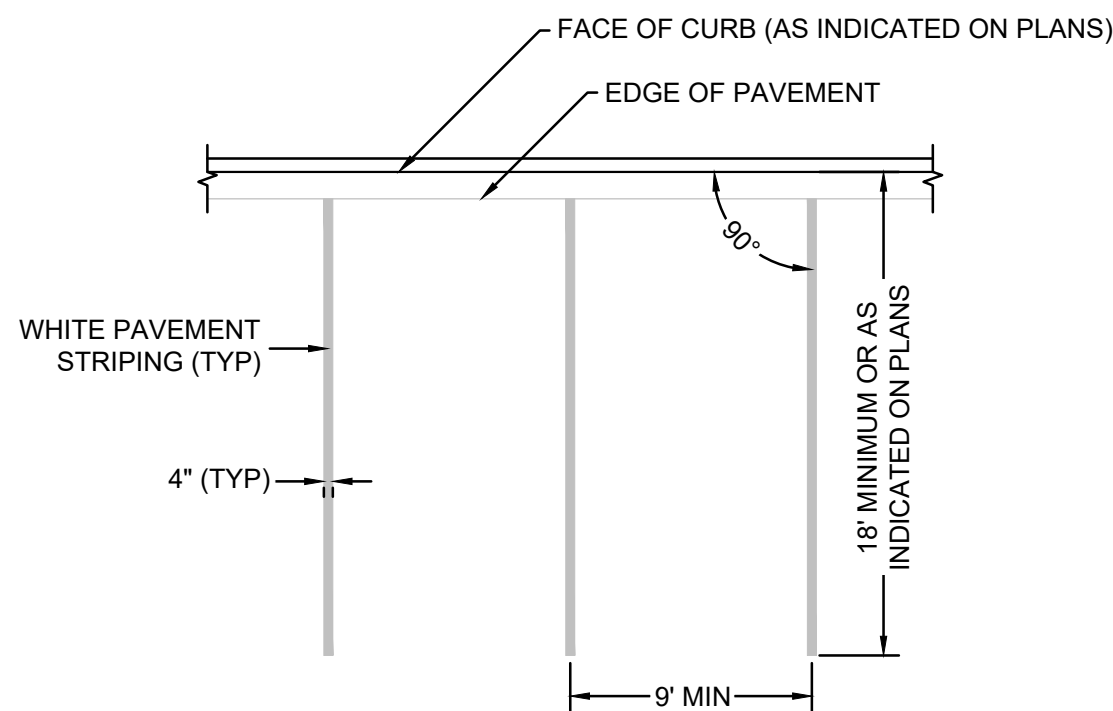
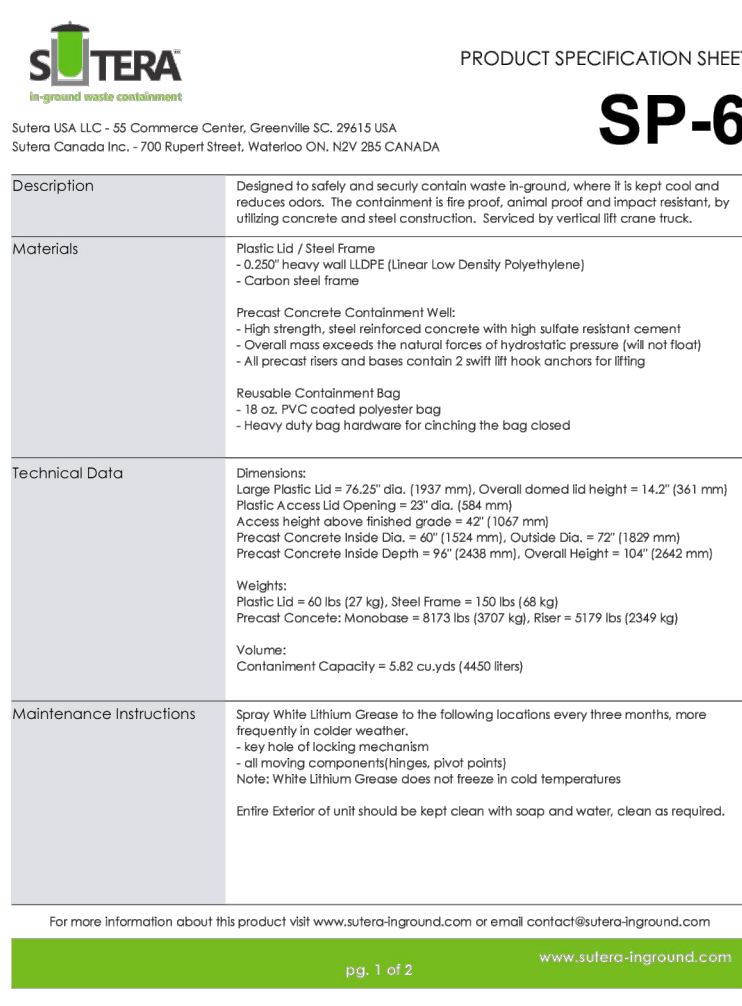
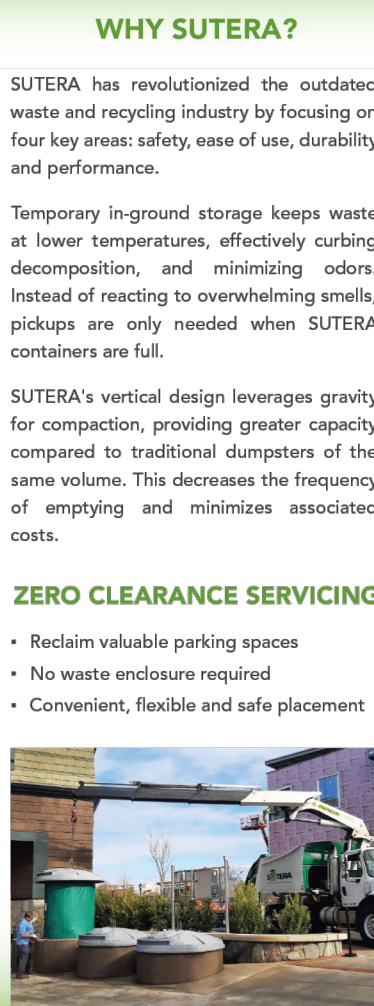
STOP BAR PAVEMENT MARKING

NOTES:

1. ALL MARKINGS SHALL BE THERMOPLASTIC.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

10 Pavement Marking - Stop Bar and Stop Sign

SCALE: NOT TO SCALE

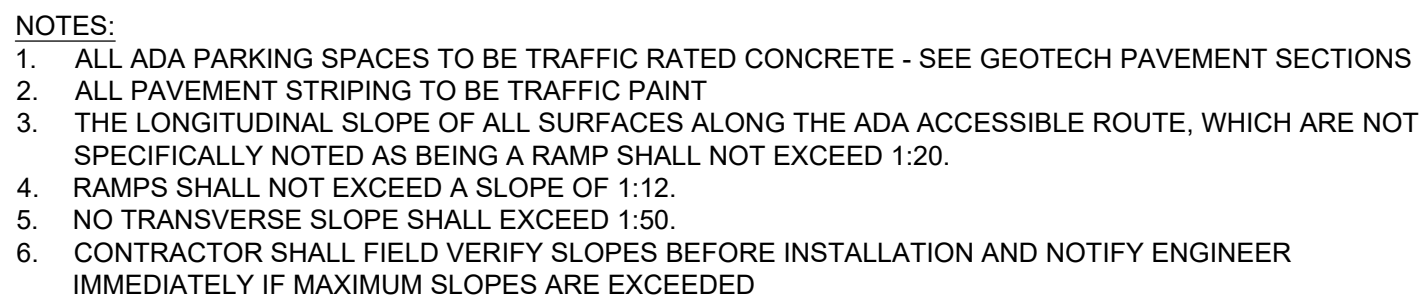


2 90 Degree Parking Space Striping

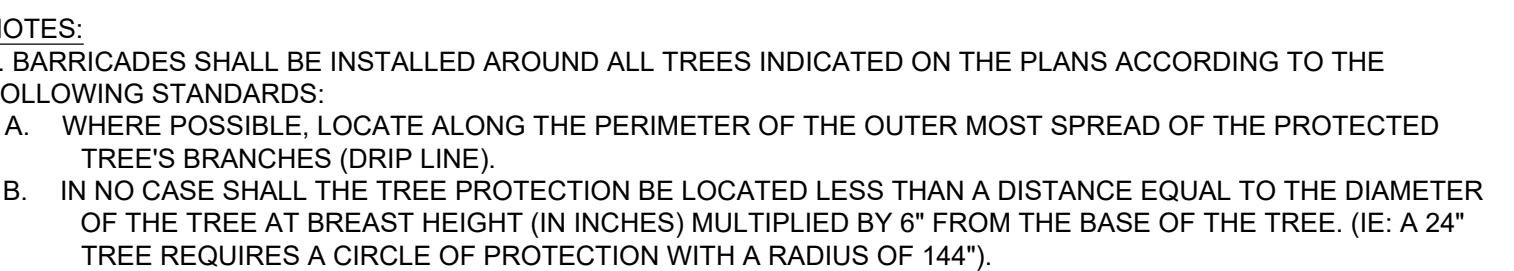
2 90 Degree Parking Space Striping



4 18" Straight Curb and Gutter
SCALE: NOT TO SCALE



6 90 Degree Parking Space Striping ADA 9'-9'-9'



8 Tree Protection Fence
SCALE: NOT TO SCALE



**NOT FOR
CONSTRUCTION**

VARSITY CLUB
PHASE 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

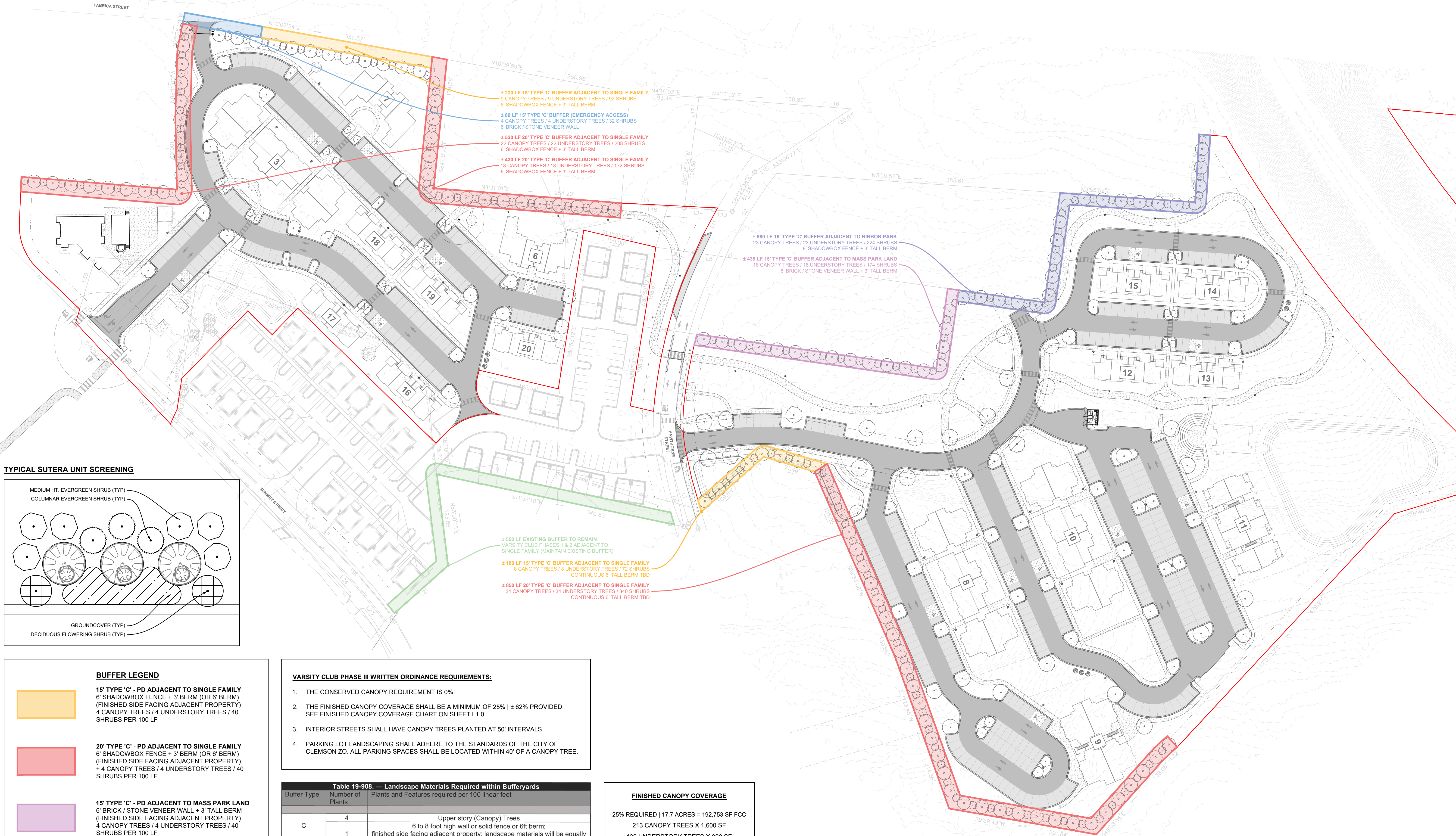
SW+ PROJECT:	1250
DATE:	4/21/2
DRAWN BY:	AO
CHECKED BY:	DM NM

REVISION HISTORY

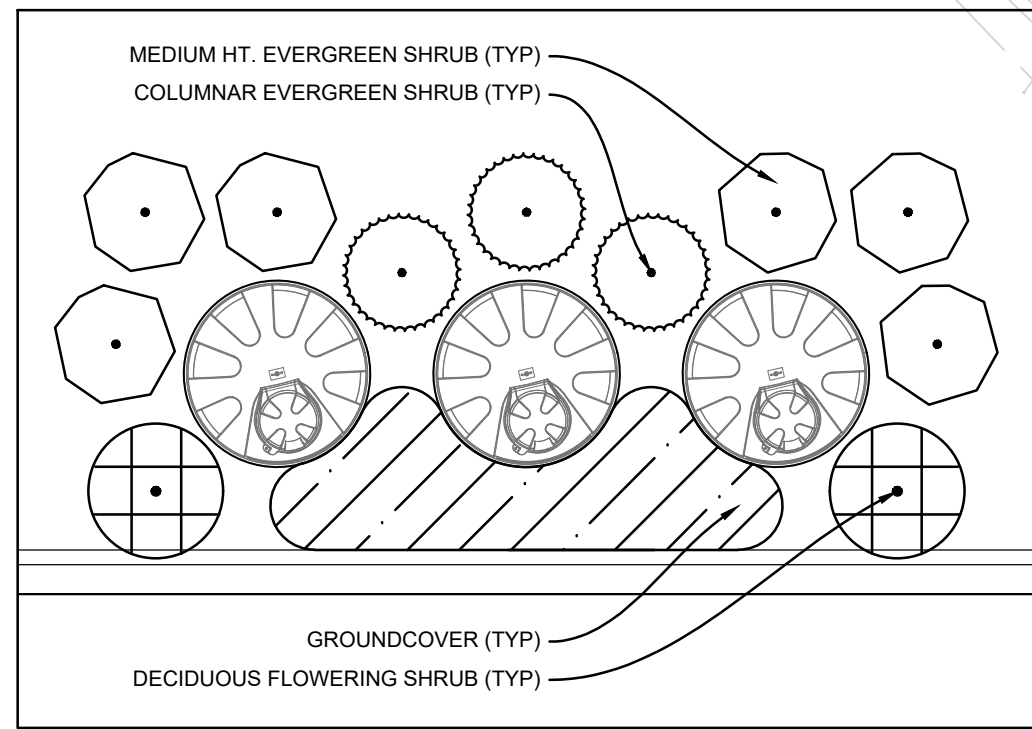
PRELIMINARY SITE DETAILS

C4.1

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 711 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | 300 PETERSON DR., CHARLOTTE, NC 28017 | 1710 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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TYPICAL SUTERA UNIT SCREENING



BUFFER LEGEND

- 15' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 20' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY**
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
+ 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO MASS PARK LAND**
6' BRICK / STONE VENEER WALL + 3' TALL BERM
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJACENT TO RIBBON PARK LAND**
8' SHADOWBOX FENCE + 3' BERM (FINISHED SIDE FACING ADJACENT PROPERTY) + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- 15' TYPE 'C' - PD ADJ. TO EMERGENCY ACCESS**
6' BRICK / STONE VENEER WALL + SOLID OPAQUE GATE (FINISHED SIDE FACING ADJACENT PROPERTY)
WALL SHALL CONTINUE NO LESS THAN 50' IN EITHER DIRECTION + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF
- EXISTING BUFFER TO REMAIN**
VARSITY CLUB PHASES 1 & 2 ADJACENT TO SINGLE FAMILY (MAINTAIN EXISTING BUFFER)

Varsity Club Phase III Written Ordinance Requirements:

- THE CONSERVED CANOPY REQUIREMENT IS 0%.
- THE FINISHED CANOPY COVERAGE SHALL BE A MINIMUM OF 25% | $\pm 62\%$ PROVIDED SEE FINISHED CANOPY COVERAGE CHART ON SHEET L1.0
- INTERIOR STREETS SHALL HAVE CANOPY TREES PLANTED AT 50' INTERVALS.
- PARKING LOT LANDSCAPING SHALL ADHERE TO THE STANDARDS OF THE CITY OF CLEMSON ZO. ALL PARKING SPACES SHALL BE LOCATED WITHIN 40' OF A CANOPY TREE.

Table 19-908. — Landscape Materials Required within Bufferyards		
Buffer Type	Number of Plants	Plants and Features required per 100 linear feet
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm.
	4	Understory Trees
	40	Shrubs
1 Subject to visibility standards in ARTICLE VI Section 19-606.		

GENERAL LANDSCAPE NOTES:

- APPLY 6" DIAMETER MULCH RING TO ALL TREES IN TURF AREAS
- SOD/SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
- NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.
- THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- NO MORE THAN 30' OF BUFFER ZONE MAY CONSIST OF ANY ON SINGLE SPECIES OF TREE.

FINISHED CANOPY COVERAGE

25% REQUIRED | 17.7 ACRES = 192,753 SF FCC
213 CANOPY TREES X 1,600 SF
136 UNDERSTORY TREES X 900 SF
TOTAL: 463,200 SF FCC (60%)

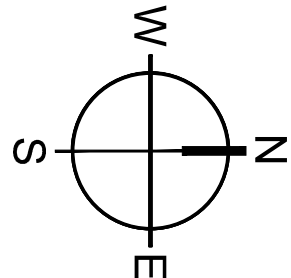
SITE DATA TABLE:

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.7 AC. PD
SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)
BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)
MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'
REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.1 ACRES) = 4,275 AC. OPEN SPACE REQ.
MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.25 AC. MAX IMPERVIOUS COVERAGE)

NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE. ALL LANDSCAPING DEPICTED ON SHEET L1.0 IS DESIGNED TO MEET THE REQUIREMENTS DESCRIBED IN THE WRITTEN ORDINANCE. THIS PLAN DOES NOT INCLUDE REQUIRED SHRUB MATERIAL / OR ENHANCEMENTS PLANNED THROUGHOUT THE DEVELOPMENT.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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NOT FOR CONSTRUCTION

Varsity Club
Phase 3 | 104 SUMNEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
BUFFER +
LANDSCAPE
PLAN

L1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY BRIDGE RD, SUITE 600, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 171 N. CEDAR STREET, SUMMERVILLE, SC 29485 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEVELOPMENT DATA

104 Summey Street Clemson, SC

108 Apartments, 44 Townhomes & Amenities
593,470 sf (13.62 acres) excluding assumed 50' ROWs
Density 11.16 Units/acre Height limit 4-Stories

Overall 152 Units
593,470 sf (13.62 acres) Density 11.16 Units/acre

Apartment Bedrooms (34) 1BR, (56) 4BR & (12) 5BR = 318 Bedrooms
(14) 613 sf 1-Bedroom inside typical, Building 11
(14) 713 sf 1-Bedroom outside end typical, Building 11
(6) 763 sf 1-Bedroom lower level 3/4 split, Buildings 3, 8 & 10
(56) 1580 sf 4-Bedroom Apartment flats end (224 bedrooms)
(18) 1,801 sf 5-Bedroom middle upper 3 floors of Buildings 3, 8 & 10 (90 bedrooms)

Townhome Bedrooms (40) 4BR & (4) 5BR = 180 Bedrooms
(4) 1802 sf 3-Story Townhomes 4-Bedroom, Buildings 6 & 7 (16 bedrooms)
(4) 2117 sf 2-Story Townhomes 5-Bedroom, Buildings 6 & 7 (20 bedrooms)
(18) 1733 sf 4-Bedroom 3-Story (End Townhomes) Buildings 12-20
(18) 1737 sf 4-Bedroom 3-Story (Middle Townhomes) Buildings 12-20

Community Building
One Story 3,000 sf (Sales & Mail 2,400 sf; Parcel/Mail Room 600 sf)
Poolhouse Game Barn & Toilets 3,500 sf
Music Barn & Toilets 1,800 sf

Rental Storage
(3) 1,606 sf 5-Car Garages with (5) small rental storage rooms on the ends of each building

Maintenance
Maintenance occupies unrented Garages

Parking
±531* Total Parking Spaces on Site
(±1) Space Temporary Parking for Delivery Van
(±15) Spaces in Rental Garages (6 extended bays for Ford F-150 length vehicles)
(±10) Accessible throughout development - all are Van Accessible ready
(±487) Shared Surface Parking Spaces - non Accessible
(±18) On-Street Spaces For Public Park

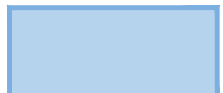
* Final Parking Counts Subject To Change Pending Final Architectural + Site Design

SITE AREA

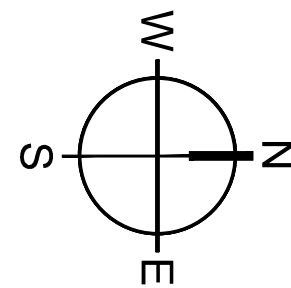
AREA (1) | PARK AREAS / OPEN SPACE: ± 2.8 AC.



AREA (2) | DWELLING (N HAWTHORNE): ± 9.2 AC.



AREA (3) | DWELLING (S HAWTHORNE): ± 5.7 AC.



0 30 60 120
SCALE: 1" = 60'



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET (NOT FOR CONSTRUCTION)	
SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM NM
REVISION HISTORY	

PRELIMINARY
SITE AREA
PLAN



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By: Windsor Sherrill Ph.D

Date Submitted: 05/13/2025

Council Meeting Date: 05/19/2025

Type of Request: (check only one)

☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider requesting the Parks, Recreation, Arts, Culture and Tourism Committee to discuss making adult softball an open league instead of a church league.

Agenda Item Detail: (expand as necessary for clarification)



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider second reading of a proposed ordinance change to match the definition of "Occupant" in Section 13-55 of our Rental Housing Regulations to the definition found in section 19-107 of the City's Zoning Code.

Agenda Item Detail: (expand as necessary for clarification)

This proposal is to adopt the definition of "Occupant" found in section 19-107 of the Zoning Ordinance to the Rental Housing Ordinance.

Section 19-107 of the Zoning Ordinance Reads:

Occupant means a natural family or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

Section 13 -55 of the Rental Housing Ordinance Reads:

Occupant - A family as defined by the City of Clemson Zoning Ordinance or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A family of related persons shall be counted as one occupant.

It is our desire to keep definitions in the code consistent whenever possible. City of Clemson occupancy limits are outlined in the Zoning Code. Consistent definitions in all sections of the code will improve it's clarity to the general public.

CODE OF ORDINANCES

CHAPTER 13 OFFENSES AND MISCELLANEOUS PROVISIONS (1)

FOOTNOTE(S):

--- (1) ---

Cross reference—Traffic, ch. [18](#).

ARTICLE III. RENTAL HOUSING REGULATIONS (3)

FOOTNOTE(S):

--- (3) ---

Editor's note—Ord. No. CC-2012-03, adopted March 19, 2012, amended art. III in its entirety to read as set out herein. Former art. III, §§ 13-55—13-75, pertained to similar subject matter and derived from Ord. No. CC-2010-10, adopted Sept. 7, 2010.

Sec. 13-55. Definitions.

Occupant ~~—A family as defined by the City of Clemson Zoning Ordinance or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A family of related persons shall be counted as one occupant.~~

Means a natural family or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider First Reading of 2024-R-04 Proposed Text Amendment (Bonding Commercial Space in Mixed-Use Developments)

Agenda Item Detail: (expand as necessary for clarification)

As a result of concerns expressed by both Council and citizens regarding vacant commercial spaces in mixed-use buildings, the Planning Commission tasked City staff with drafting a zoning amendment that would provide an incentive for developers to fill the space.

The attached amendment requires the allocation of funds for the build out of commercial spaces in new mixed-use buildings. As a result, the change will not only support small businesses, but also benefit citizens and developers, and will foster the growth of a vibrant downtown area.

One of the primary concerns often noted by members of the public regarding the development of mixed-use projects is the inability of developers to quickly fill the new commercial space they bring. Although the reasons for this delay vary, one common cause is often related to the developer's hesitancy to spend the money needed to complete a commercial space until a particular tenant is identified and their specific needs established. And, as most of the newer projects in the City have been able to operate profitably on the residential component alone, there is sometimes little incentive to aggressively pursue commercial tenants. Instead, commercial suites are left in an incomplete 'shell' condition for future upfit, the cost of which, at least a significant portion, is passed onto the tenant, thereby limiting the list of potential tenants.

In an effort to both create more 'move-in' commercial space, and to incentivize developers of future mixed-use projects in the City to be more pro-active in seeking tenants, this proposed Code amendment would create a new conditional use standard in the C, CM, CP-2, and CP-3 Districts requiring a bond with a 2-year expiration date equal to 150% of the estimated cost of the build-out of all commercial space left unfinished at the time a certificate of occupancy is issued for the residential portion. As space is completed for viable tenants, the bond, or a proportionate amount of it, will be released. In the event there is still unfinished commercial space left after two years, the City may call the bond two weeks prior to its expiration.

Note: As drafted, his proposed amendment adds the same verbiage in three locations.

PROPOSED AMENDMENT

CODE OF ORDINANCES CHAPTER 19 ZONING

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Sec. 19-405. Standards for conditional use and special exceptions for non-residential districts.

A. RESIDENTIAL USES

1. Residential Developments, Various

a. Mixed-use Structures

1. Conditional Use Standards [C District Only]

- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential**

component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

1. Conditional Use Standards *[CM District Only]*

- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

2. Conditional Use Standards *[CP-2 & CP-3 Districts Only]*

- e. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)



Policy and Procedures for Requesting Recognition by Mayor and/or City Council

The City of Clemson seeks to adopt a policy to outline guidelines and procedures for the scheduling and management of proclamations and recognitions by the Mayor and City Council. This policy applies to any person, employee, or organization requesting the recognition.

The City of Clemson may issue proclamations to recognize or increase awareness of an event, group, team, issue, or achievement within the City of Clemson or for matters of local, regional, or national concern. For the recognition of individual excellence and accomplishment, the City of Clemson may present a certificate of achievement.

Eligibility Requirements for Proclamations:

1. Must have local significance
2. Must fit the [mission and vision](#) of the City
3. Must reflect council policy and objectives
4. Must be requested by a qualified individual, and the recipient or representative must be in attendance at the presentation of the proclamation or certificate.

General Guidelines

1. **All requests must be made in writing to the City of Clemson.** Applications will not be accepted more than three months and less than 30 days before the proposed date of recognition. The requestor must draft and provide the language for the proclamation. The request form will walk the requestor through the required information. Any draft language is subject to edits and revisions by the City without notice.
 - a. **External Requests:** must be accompanied by the [Recognition Request Form](#)
 - b. **Internal Requests:** must be accompanied by the [Project Request Form](#)
2. **Anyone requesting a Proclamation for an annual event must provide a new request form along with all required information each year.**
 - a. Proclamations are not automatically renewed and will be evaluated on a case-by-case basis and with regard to already scheduled or presented proclamations.
 - b. In some cases, a proclamation may be presented at a separate event, but this will need to be coordinated with the requesting entity and the Mayor and Council by the Administration Staff
3. **The Mayor, City Council, and Administration staff will make the final decision on whether a Proclamation or Certificate will be issued.**
4. **Proclamations will NOT be issued for:**
 - a. Campaigns or events contrary to City of Clemson's policies, mission, vision, or values.
 - b. An advertisement, endorsement, or commercial promotion.
 - c. Ideological, political or religious beliefs.
 - d. Similar subject matters (for example, "Month of the Young Child" and "Child Abuse Prevention Month") or for the same organization. It is preferred that these be consolidated.
5. **Once the request has been received, you will be notified if your request has been approved and if more information is needed.** If your request is approved, the administration office will send a draft of the proclamation or certificate and ask the requestor for approval before it is finalized. The administration office will also coordinate scheduling.